



Building Consistency Meeting

Commercial

Date 6/03/2015 Recorder and minutes prepared by: Jay E. Garbus/Lon McSwain

Staff present: On File

Public present: Greg Coolidge

1. Handrail extensions at stair landings – Can not bend rail must continue path of travel.
2. Sprinklers in open ended corridors – Changed back to the old code sec 1026.6. Need to have sprinkler.

1026.6 Exterior ramps and stairway protection. *Exterior exit ramps and stairways* shall be separated from the interior of the building as required in Section 1022.1. Openings shall be limited to those necessary for egress from normally occupied spaces.

Exceptions:

1. Separation from the interior of the building is not required for occupancies, other than those in Group R-1 or R-2, in buildings that are no more than two stories above *grade plane* where a *level of exit discharge* serving such occupancies is the first *story above grade plane*.
2. Separation from the interior of the building is not required where the *exterior ramp or stairway* is served by an exterior *ramp* or balcony that connects two remote *exterior stairways* or other *approved exits*, with a perimeter that is not less than 50 percent open. To be considered open, the opening shall be a minimum of 50 percent of the height of the enclosing wall, with the top of the openings no less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the interior of the building is not required for an *exterior ramp or stairway* located in a building or structure that is permitted to have unenclosed *interior stairways* in accordance with Section 1022.1.
4. Separation from the interior of the building is not required for *exterior ramps or stairways* connected to open-ended *corridors*, provided that Items 4.1 through 4.4 are met:
 - 4.1. The building, including *corridors, ramps and stairs*, shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 4.2. The open-ended *corridors* comply with Section 1018.
 - 4.3. The open-ended *corridors* are connected on each end to an *exterior exit ramp or stairway* complying with Section 1026.
 - 4.4. At any location in an open-ended *corridor* where a change of direction exceeding 45 degrees (0.79 rad) occurs, a clear opening of not less than 35 square feet (3.3 m²) or an *exterior ramp or stairway* shall be provided. Where clear openings are provided, they shall be located so as to minimize the accumulation of smoke or toxic gases.

3. IT-6 special inspections for post-tension Section 1704.15 special cases – Requires SI.

1704.15 Special cases. *Special inspections* shall be required for proposed work that is, in the opinion of the *building official*, unusual in its nature, such as, but not limited to, the following examples:

1. Construction materials and systems that are alternatives to materials and systems prescribed by this code.
2. Unusual design applications of materials described in this code.
3. Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in this code or in standards referenced by this code.



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4. Thresholds at R-2 B units' exterior balconies and patios – Code allows 4" drop and measure from floor level not threshold.
5. Rated corridors vs. rated tenant separation wall and rated floors – Base on exception to the Code. Need 1 hour rating for corridor.
6. Exit access convergence – Path of travel check for convergence anywhere along route.
7. Fire stopping 10' on the horizontal – Section 717.2.2 needs to be done and there should be no gaps in double walls.

717.2.2 Concealed wall spaces. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:

1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet (3048mm).



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Approved By Lon McSwain Date 06/10/2015